



## STATEMENT OF INFORMATION

"THE SANCTUARY" 437 MAROONDAH HIGHWAY, MERTON, VIC 3715

PREPARED BY KELLY FLIGHT, MANSFIELD REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

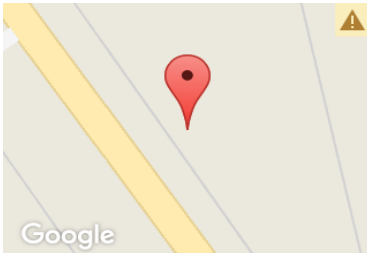
**"THE SANCTUARY" 437 MAROONDAH**

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**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Price Range: \$400,000 to \$440,000**

Provided by: Kelly Flight, Mansfield Real Estate

## MEDIAN SALE PRICE

**MERTON, VIC, 3715**

Suburb Median Sale Price (House)

**\$450,000**

01 January 2017 to 31 December 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale


Address Including suburb and postcode	"THE SANCTUARY" 437 MAROONDAH HIGHWAY, MERTON, VIC 3715
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:	\$400,000 to \$440,000
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Median sale price

Median price	\$450,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	MERTON
Period	01 January 2017 to 31 December 2017			Source			

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.